



28 Wisborough Road  
Southsea, PO5 2RE  
**Asking Price £385,000**

**co** **groves**

Sales, Rentals and Block Management



**28 Wisborough Road, Southsea, PO5 2RE**

3 BEDROOM FAMILY HOME LOCATED IN THIS REQUESTED LOCATION SOUTH OF ALBERT ROAD. OFFERED WITH NO CHAIN. The accommodation comprises 3 double bedrooms, 2 separate reception rooms, kitchen, utility room, ground floor WC, first floor bathroom. Other benefits include gas central heating, (boiler replaced approximately 5 years ago) enclosed garden with rear pedestrian access. The property does require some general updating but retains some of the period features and has been priced to enable a potential buyer to put their own stamp on the house. Located close to Albert Road which offers an abundance of restaurants, cafes, bars, supermarkets, shops, bus routes and just a short walk to both Southsea Seafront & train station.

**Entrance Hall**

Part glazed door to front, coved ceiling, door to inner hall.

**Inner Hall**

Stairs to first floor with under stairs storage area, gas meter, meter cupboard.

**Lounge**

15'8 into bay x 11'4 (4.78m into bay x 3.45m)  
Bay window to front, coved ceiling with central ceiling rose, picture rail, radiator.

**Kitchen**

10'8 x 8'8 (3.25m x 2.64m)  
Single drainer stainless steel sink unit with wall and base cupboards, radiator, door to rear leading to garden.

**Dining Room**

16'5 x 12'1 into bay (5.00m x 3.68m into bay)  
Bay window to side, double doors to rear leading to garden, central ceiling rose, two radiators.

**Utility Room**

6'7 x 4'8 (2.01m x 1.42m)  
Double glazed window to side, wash hand basin with cupboards below, plumbing for washing machine, door to:

**WC**

2'8 x 4'8 (0.81m x 1.42m)  
WC, window to side.

**First Floor Landing**

Hatch to loft, cupboard housing Vaillant boiler. (Approximately 5 years old)

**Bedroom 1**

15'7 into bay x 15'5 (4.75m into bay x 4.70m)  
Bay window to front, radiator, wash hand basin with cupboards below.

**Bedroom 2**

10'8 x 8'8 (3.25m x 2.64m)  
Double glazed window to rear, radiator, wash hand basin with cupboards below.

**Bedroom 3**

9'2 x 9'9 (2.79m x 2.97m)  
Double glazed window to rear, radiator, wash hand basin.

**Bathroom**

6'8 x 4'9 (2.03m x 1.45m)  
White suite comprising bath with shower attachment, shower screen, WC, wash hand basin, double glazed window to side, extractor, radiator, laminate flooring.

**Garden**

Enclosed rear garden with walled and fenced boundaries, patio area, lawn area, outside tap, timber shed, outhouse/shed. Gate to rear with rear pedestrian access.

**Additional Information**

Tenure - Freehold

Council Tax - Band C

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor

First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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